Karen Johnson Davidson County
Batch# 931203 DEEDWARR
10/18/2022 04:09:30 PM 7 pgs
Fees: $38.00 Taxes: $1,191.40
20221018-0113852

This instrument prepared by
And when recorded, return to:
Momentum Title, LLC
131 Saundersville Rd Suite 130
Hendersonville, TN 37075
File Number: 9-19208-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$322,000.00**.

Napolion Rodriguez
Affiant

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of October, 2022.

Notary Public
My Commission Expires: 1-6-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Napolion Rodriguez and Lucia Alonzo Ramirez 308 Fannin Drive Goodlettsville, TN 37072	Napolion Rodriguez and Lucia Alonzo Ramirez 308 Fannin Drive Goodlettsville, TN 37072	018 12 0 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Virginia Roney and Philip Mammano, Successor Trustees of Joyce Ann Mammano Family Trust Dated 11-2-1989, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Napolion Rodriguez and Lucia Alonzo Ramirez, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of a Revision of Section Two, Mansker Heights, of record in Book 3106, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Ann Mammano, Trustee of the Mammano Family Trust, November 2, 1989 by Warranty Deed from Dusty E. Hundley and wife, and Erica Hundley of record as Instrument No. 20150928-0098102 in the Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 28, 2015.

Joyce Ann Mammano having since died on June 19, 2022. Virginia May Roney and Philip Terry Mammano execute this instrument as the named Successor Trustees of the Joyce Ann Mammano Family Trust.

This is improved property located at: **308 Fannin Drive, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year **2023**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2022.

GRANTOR:

Mammano Family Trust Dated 11-2-1989

By: Virginia Roney Successor Trustee
Virginia Roney, Successor Trustee

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Virginia Roney, Successor Trustee of Mammano Family Trust Dated 11-2-1989, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2022.

_____
Notary Public
My Commission expires: _____

202210180113852

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of HUMBOLDT)

On 10-13-2022 before me, TONY VINH LUONG, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared VIRGINIA RONEY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TONY VINH LUONG
COMM. #2341003
NOTARY PUBLIC • CALIFORNIA
HUMBOLDT COUNTY
My Comm. Expires Jan. 8, 2025

Signature _____ (Seal)

CALIFORNIA JURAT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of HUMBOLDT }

Subscribed and sworn to (or affirmed) before me on this 13 day of OCTOBER, 2022

by VIRGINIA RONEY
name of signer(s)

_____,
name of signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature _____

TONY VINH LUONG
COMM. #2341003
NOTARY PUBLIC • CALIFORNIA
HUMBOLDT COUNTY
My Comm. Expires Jan. 8, 2025

(Seal)

OPTIONAL INFORMATION

The information in this section is not required by law.
Including it could prevent the fraudulent reattaching of this Certificate to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Notary Name: _____ Notary Contact: _____

© 2021 Signing Agent Solutions

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2022.

GRANTOR:

Mammano Family Trust Dated 11-2-1989

By: _____
Philip Mammano, Successor Trustee

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip Mammano, Successor Trustee of Mammano Family Trust Dated 11-2-1989, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2022.

See attached
FKC 10-14-22

_____
Notary Public
My Commission expires: _____

202210180113852

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Lake)

On October 14, 2022 before me, Robert K. Crosby, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Philip Mammano
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public
Robert K. Crosby

ROBERT K. CROSBY
Notary Public - California
Lake County
Commission # 2268754
My Comm. Expires Dec 23, 2022

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-14-22.

Kathy Smith
Affiant Signature

10-14-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10-14-22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

